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June 2, 2005

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Mr. Timothy Cross, A.I.C.P.  
Principal Planner  
York County Planning Division  
P.O. Box 532  
Yorktown, VA 23690

Re: Mixed-Use Designation

Dear Mr. Cross:

My family and I own an approximate 250-acre parcel of woodland on the southeast corner of the intersection of the Colonial National Parkway and Interstate 64 in York County, Virginia. The land is presently zoned Economic Opportunity; although, prior to the 1991 adoption of the York County Comprehensive Plan, the entire tract was zoned Rural Residential.

I understand from my family's real estate advisor, Mr. Lamont Myers, that the York County Comprehensive Plan Steering Committee is considering designating a portion of the land in the Upper County as Mixed-Use. This is to request that you consider our property for the Mixed-Use designation. The western portion of our property is generally flat and amenable to commercial development; the eastern portion, however, is severely cut with ravines and streams that will severely impede or prohibit commercial development. Primarily for these topographical reasons, I believe that a Mixed-Use designation will accelerate the ultimate development of the property with both infrastructure and end users.

I appreciate your consideration of our request. Please call me at the number on this letterhead with any questions or comments. Mr. Myers also has much information concerning the property that may be helpful to your analysis, and you are welcome to discuss this matter with him.

Sincerely,

Matt Egger

cc: Lamont Myers

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